

**Town of Arrowsic
Planning Board Minutes
November 5, 2012**

Present (PB designates serving on the Planning Board) Will Neilson (PB), Chair; Chris Brett (PB), Roger Heard (PB), Geoff Cartmell (PB), Jennifer Geiger (PB), Don Kornrumpf (PB), Mike Kreindler, CEO, Matt Caras, Shirley Goodspeed, Paul Schlien

The meeting was called to order at 7:07 PM by Will Neilson.

1. George & Shirley Goodspeed construction of a guest cottage in the Whitmore's Landing Subdivision (Map 5, Lot 14-5). The Goodspeeds would like to build a guest cottage on their property. The quest cottage is a dwelling. There was discussion about why this would need to come before the Planning Board. Will read the pertinent sections of the Subdivision Ordinance Section 8.4.4 Revisions to Approved Plans which indicates that adding a dwelling unit requires review. Will also discussed his conversation with the Southern Maine Regional Planning Office concerning the scope of the review. They indicated that it was up to the board to determine the extent of review. Will mentioned that there has been no recent precedence in Arrowsic on this issue. There was then discussion about the magnitude of the change. Roger read pertinent sections of the covenants indicating that the building of a guest cottage was permitted. He suggested that a record of the review be placed in the Subdivision file. Paul mentioned that there is a covenant against further subdivision. Jennifer raised the possibility of renting the guest cottage at some future date. It was agreed that this was not prohibited under the ordinance. Mike raised the question of whether a subdivision regulates the number of lots or dwelling units. It was agreed that the subdivision was based on lot size. It was also agreed that in a future subdivision the number of dwelling units could be regulated. Roger indicated that notice of the Public Hearing was sent to the subdivision association. Roger moved that the planning board pursuant to section 8.4.4.3 Scope of Review find that the proposed addition of a guest cottage of George & Shirley Goodspeed Map 5, Lot 14-5 does not change the final plan of the Whitmore's Landing Subdivision. The normal building permit procedure should be followed. All voted in favor.
2. Printing the revised Ordinance. Will indicated that he would make a final review of the ordinance changes later tonight. Chris promised to update the Subdivision Ordinance within the next several weeks.
3. Minutes of October 6. Roger moved to accept as amended, Jennifer seconded and all voted in favor.
4. Roger moved to adjourn. Geoff seconded and all voted in favor. The meeting adjourned at 8:45.

Submitted by Chris Brett, Secretary